

for sale

offers in the region of **£210,000**



Sandford Avenue Rowley Regis B65 9LT

A three bedroom semi-detached home in a popular and convenient location with ample off road parking and garage to the front. Briefly comprising: hallway, lounge, re-fitted kitchen, bathroom with separate w.c, three good sized bedrooms and garden to the rear. A lovely family home which must be viewed to be appreciated

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Approach

The property has a block paved driveway to the front with up and over door to garage, gate to rear access and front door opens to hall

Hall

Stairs to first floor accommodation, central heating radiator and door to lounge

Lounge

14' 8" max x 13' 9" max (4.47m max x 4.19m max)

Double glazed window to front elevation, central heating radiator, wood effect flooring, gas fire with feature surround, coving to ceiling, useful storage cupboard, door to kitchen

Re-Fitted Kitchen

11' 1" max x 9' 6" (3.38m max x 2.90m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer with mixer tap over, space for fridge freezer, integrated oven with induction hob over, integrated dishwasher and washing machine, wood effect flooring, under cupboard feature lighting, spot lights to ceiling, double glazed window to rear elevation, door to inner hall

Inner Hall

Double glazed door to rear garden, tiled flooring and doors to bathroom and w.c

Bathroom

Comprising: bath with shower over, vanity wash hand basin, double glazed obscured window to side elevation, tiled walls and flooring

W,c

Low level w.c, tiled flooring and double glazed obscured window to rear elevation

First Floor Landing

Double glazed window to side elevation, loft access and doors leading to:

Bedroom One

17' 10" max x 9' 3" (5.44m max x 2.82m)

Two double glazed windows to front elevation, central heating radiator, ceiling fan and light



Bedroom Two

14' 4" x 8' 7" max (4.37m x 2.62m max)

Double glazed window to rear elevation, central heating radiator, and original fire (currently covered)

Bedroom Three

11' 2" x 9' (3.40m x 2.74m)

Double glazed window to rear elevation, central heating radiator

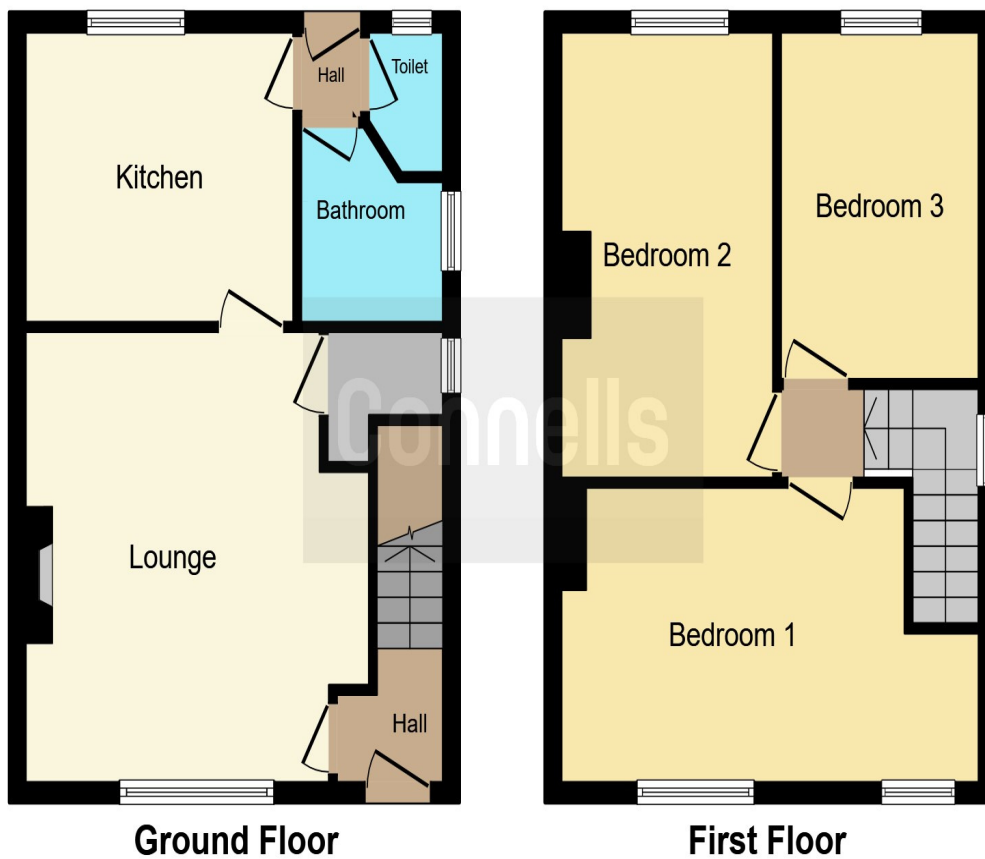
Rear Garden

A pleasant rear garden with paved patio, gate to front access, storage cupboard to the side with outside tap, lawns beyond with fencing to borders and mature shrubs

Garage

Concrete construction with up and over door and block paved driveway to the front





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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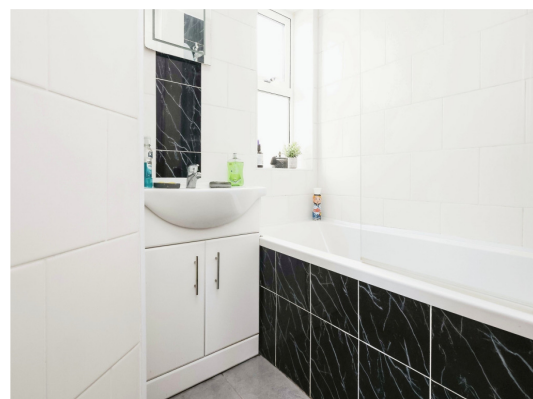
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW314989 - 0004

Tenure: Freehold

EPC Rating: D

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